

12/14/06

77

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 101-103 EAST BRAKER LANE FROM LIMITED
3 OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-
4 CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to neighborhood commercial-
10 conditional overlay (LR-CO) combining district on the property described in Zoning Case
11 No. C14-06-0120, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 A 0.403 acre tract of land, more or less, out of Lots 1 and 2, N.A. Giblin
15 Subdivision, in Travis County, the tract of land being more particularly described
16 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),

18
19 locally known as 101-103 East Braker Lane, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "B".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 1. The following uses are prohibited uses of the Property:

26
27 Service station Food sales
28 Guidance services Business or trade schools
29 Off-site accessory parking Consumer convenience services
30 Restaurant (limited)

31
32 2. Vehicular access for ingress/egress shall be limited to one driveway cut on the
33 Property.

34
35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the neighborhood commercial (LR)
37 base district and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2006.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2006 § _____
10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

FIELD NOTES
FOR

FOR ROW TAKING

0.403 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, N.A. GIBLIN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS. AS RECORDED IN BOOK 16, PAGE 62 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron pin found at the common South corner of Lots 2 and 3 of said N.A. Giblin Subdivision for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lots 1 and 2, N 64°03'15" W for a distance of 105.00 feet to a ½ inch capped iron pin set at the Southwest corner of said Lot 1, being in the East r.o.w. line of Georgian Drive for the Southwest corner hereof;

THENCE along the West line of said Lot 1, being along the East r.o.w. line of Georgian Drive, N 27°13'57" E for a distance of 166.06 feet to a ½ inch iron pin set at the Southwest corner of that certain 0.0383 acre tract conveyed for street purposes by Volume 10242, Page 840 of the Real Property Records of Travis County, Texas, being in the South r.o.w. line of Braker Lane for the Northwest corner hereof;

THENCE along the South r.o.w. line of Braker Lane, S 63°48'39" E for a distance of 49.85 feet to a capped iron pin found at the Southeast corner of said 0.0383 acre tract, being in the common line of said Lots 1 and 2;

THENCE continuing along the South r.o.w. line of Braker Lane, being along the common line of said Lots 1 and 2, N 27°10'56" E for a distance of 3.00 feet to a ½ inch capped iron pin set at the Southwest corner of that certain 0.0390 acre tract conveyed for street purposes by Volume 10800, Page 1170 of the Real Property Records of Travis County, Texas;

THENCE continuing along the South r.o.w. line of Braker Lane, S 63°48'39" E for a distance of 55.10 feet to an "X" set in concrete at the Southeast corner of said 0.0390 acre tract, being in the common line of said Lots 2 and 3 for the Northeast corner hereof;

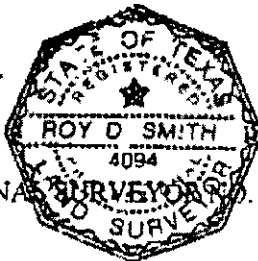
THENCE along the common line of said Lots 2 and 3, S 27°13'06" W at a distance of 3.00 feet passing a p.k. nail found in concrete and continuing for a total distance of 168.62 feet to the PLACE OF BEGINNING and containing 0.403 acre of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.

ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR No. 4094

November 29, 2005



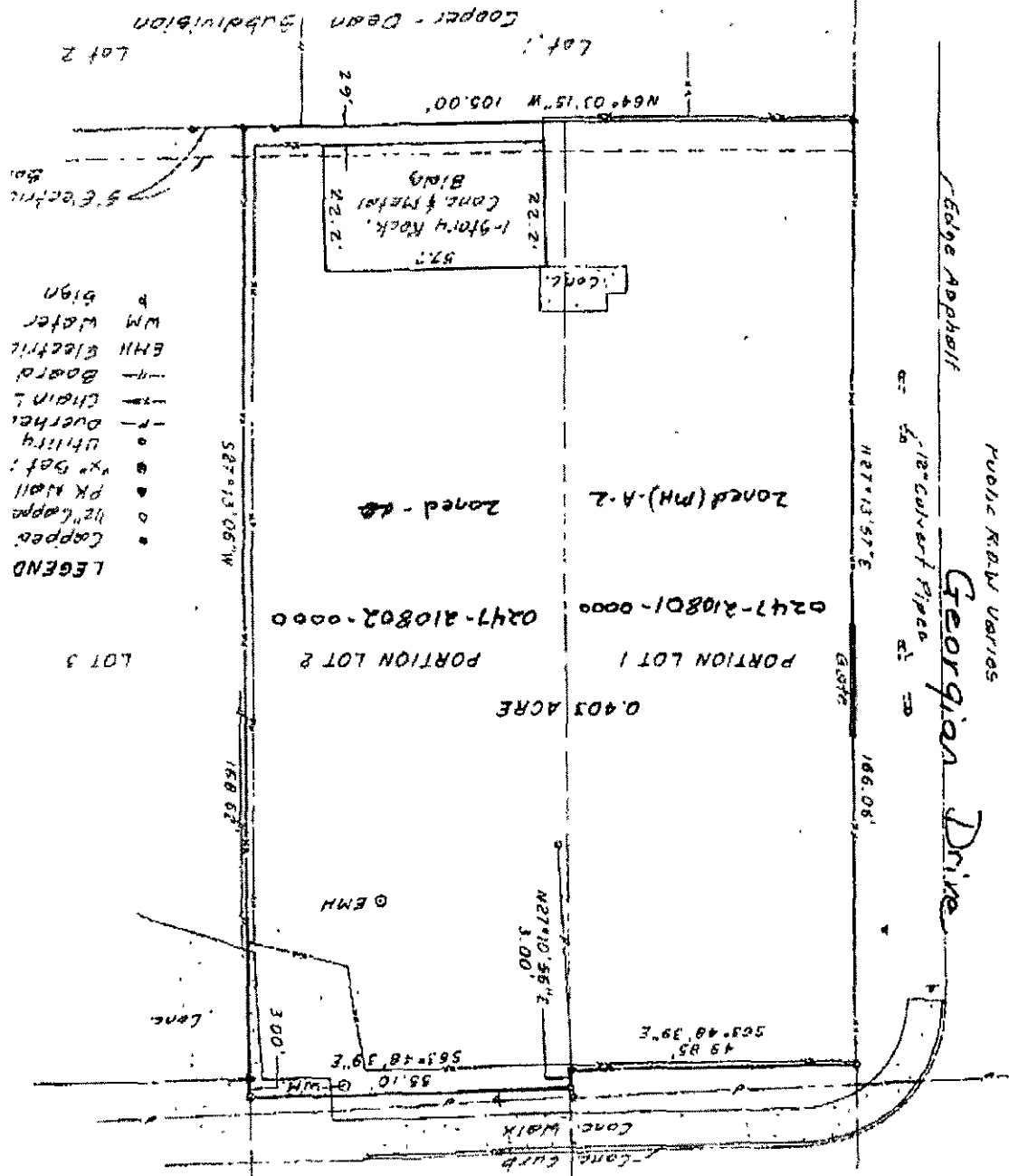
Martin - Lots 1 & 2

EXHIBIT A

BRAKER LANE Asphalt Pmt.
Public R.O.W. varies

101 E. Braker
103 E. Braker

0.0389 AC. Tract
Vol. 10242, Pg. 840
0.0390 AC. Tract
Vol. 10800, Pg. 1170



LEGEND
b sign
WM water
EMH electric
Board board
Chain chain
Overhead overhead
Utility utility
x gate
PK pole
1/2" Copper copper
Copper copper

